

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for November 10, 2004 PLANNING COMMISSION MEETING

P.A.S.: Use Permit #04005, Barons Ridge

PROPOSAL: To develop 38 dwelling units and 10,000 square feet of office floor area.

LOCATION: Generally located south west of Barons Road and NW 1st Street.

WAIVER REQUEST:

Reduce the rear yard setback from 40' to 30'

Reduce the side yard setback from 15' to 7.5'

Reduce the required frontage from 50' to 20'

Allow sanitary sewer to flow against street grade (at the south end of W. Hampshire Lane)

Waive the preliminary plat process

LAND AREA: 8 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
Reduce the rear yard setback from 40' to 30'	Approval
Reduce the side yard setback from 15' to 7.5'	Approval
Reduce the required frontage from 50' to 20'	Approval
Allow sanitary sewer to flow against street grade	Approval
Waive the preliminary plat process	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: O-3, Office Park.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Residential, Park	R-3, Residential, P, Public Use
South:	Undeveloped	O-3
East:	Undeveloped	O-3
West:	Residential	R-3

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as commercial in the Comprehensive Plan (F-25)

Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (F-22)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods. (F-17)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Require new development to be compatible with character of neighborhood and adjacent uses (F-69).

HISTORY: This area was zoned O-3 Office Park during the Highlands update in 1993.

UTILITIES: Utilities are available to the site.

TRAFFIC ANALYSIS: NW 1st Street is classified as an arterial street. Barons Road is a local street.

REGIONAL ISSUES: The change from office use to residential use reduces the amount of available office space in the area. However, it appears that sufficient office space is available in the Technology Park and in Fallbrook, nearby.

ANALYSIS:

1. This is a request to develop 38 single family attached dwelling units and two 5,000 square foot office buildings. The developer requests waivers to side and rear yard setbacks, minimum frontage of residential lots, to allow sanitary sewer to flow opposite street grades and to coordinate the preliminary plat with the use permit.
2. The site plan indicates more parking stalls than required. The residential area shows 10 off street parking stalls in addition to the stalls provided for each lot. The office area indicates 36 stalls which is 2 greater than required. Planning staff

believes this is adequate. The site plan also appears to have several on street parking areas in addition to the off street parking stalls shown.

3. Generally speaking, single-family attached units create less peak hour traffic than office. Therefore the proposed use will generate less peak hour traffic than if the site would develop into entirely office uses.
4. The O-3 district requires minimum open space per dwelling unit. Each lot provides well in excess of the required open space. Each lot requires approximately 125 square feet, the proposed residential lot layout indicates in excess of ten times this requirement.
5. The landscape plan shows screening in excess of the O-3 requirement.
6. Townhouses and office buildings are permitted uses in the O-3 district. The single family attached provide additional transition to the proposed office buildings and are consistent with the Comprehensive Plan.
7. The density shown is less than the allowed density of the O-3 district. The proposed density is slightly less than the allowed density within the R-3 district, at 6.1 dwelling units per acres compared to 6.9 dwelling units per acres in the R-3 district. The density shown is approximately 12% less than the R-3 allowed density. The requested setback reduction requires setbacks greater than required in the R-3 district, and more closely resemble setback requirements in the R-2 district. Planning staff believes this is similar to the neighboring R-3 development.
8. The requested waivers of side and rear setback are acceptable to planning staff because it closely resembles the setbacks in the adjacent R-3 district. The side and rear yard setbacks are actually greater than the minimum required setbacks of the R-3 district. The reduction of minimum frontage from 50' to 20' is acceptable because it is consistent with single family attached units. The R-3 district requires a average lot width of 40' per family of single family attached units, which many of the residential lots in this use permit meet. It appears that 14 of the lots have less than 40' average lot width, however, many community unit plans modify this requirement when developing single-family attached units and thus, the request is consistent with many single-family attached developments in community unit plans.
9. The coordination of the preliminary plat with use permits is common and the intent is efficiency. All required and necessary information is provided through the use permit, and no less than the preliminary plat requirements are submitted with the use permit request. Therefore, planning staff recommends this request be granted.

10. The Public Works and Utilities Department had several comments in their attached memo. The Public Works and Utilities Department indicated the request to allow sanitary sewer to flow opposite street grades was acceptable provided that the minimum and or maximum depths are not violated.
11. The Lincoln Airport Authority indicated this area is within a turning zone of the Airport Environs District. A note should be added to the site plan indicating this area is within the Airport Environs District and all requirements of LMC 27.59.060 must be met.
12. The Fire Department indicated they would like to see a fire hydrant located in the vicinity of the two office buildings or the entry into the parking lot.
13. The Emergency Communications 911 Center indicated the requested street name W. Hampshire Lane is similar to New Hampshire Street and recommend an alternate street name be chosen. The US Post Office echoed this concern.
14. The Lincoln Electric System indicated they need additional utility easements.
15. The plan needs to show minimum opening elevations of lots backing onto Outlot A. The request to waive the lot depth to width ratio should be removed from the Waivers Table because it is unnecessary. The General Notes should indicate the final landscaping for the office lots will be determined at the time of building permit. Barons Road should remove the designation of "W" because it is actually named Barons Road and not W. Barons Road.
16. The Lincoln Lancaster County Health Department made one advisory comment indicated in their attached memo.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 Add a note stating "The grant of an avigation and noise easement to the Lincoln Airport Authority is a condition of approval as all or part of the land is located within the Airport Environs Noise District and

potentially subjects the land to aircraft noise levels which may affect users of the property and interfere with its use.

- 1.1.2 Indicate minimum opening elevations of lots backing onto Outlot A.
- 1.1.3 Remove unnecessary waivers from the Waivers Table.
- 1.1.4 Add a note indicating that landscaping which meets design standards will be shown at the time of building permit.
- 1.1.5 Remove the designation of "W" from Barons Road.
- 1.1.6 Make revisions to the satisfaction of the Public Works and Utilities Department memo dated October 29, 2004.
- 1.1.7 Rename W. Hampshire Lane.
- 1.1.8 Show utility easements as requested by the October 22, 2004 LES memo.
- 1.1.9 Show fire hydrants to the satisfaction of the Fire Department.
- 1.1.10 Make revisions to the satisfaction of the Parks and Recreation Department memo dated October 26, 2004.

- 2. This approval permits 38 dwelling units and 10,000 square feet of office with variances to sanitary sewer design standards and modification of the side yard setback from 15' to 7.5' and rear yard setback from 40' to 30', reduce the required frontage of single-family attached lots from 50' to 20' and to waive the requirement of a separate preliminary plat.

General:

- 3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies.
 - 3.2 The permittee shall grant an avigation and noise easement to the Lincoln Airport Authority on all or that part of the land located within the Airport Environs Noise District.
 - 3.3 The construction plans shall comply with the approved plans.

3.4 Final Plats will be approved by the Planning Director after:

3.4.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

3.4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the paving of private roadway, and temporary turnarounds and barricades located at the temporary dead-end of the private roadway shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of all interior private roadways and streets abutting the use permit as shown on the final plat within four (4) years following the approval of this final plat.

to construct the sidewalk in the pedestrian way easement in Lots 10 and 11, Block 1 at the same time as W. Hampshire Lane (to be renamed) is paved and to agree that no building permit shall be issued for construction on Lots 10 and 11, Block 1 until such time as the sidewalk in the pedestrian way easement is constructed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to

serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.

to complete the installation of public and private street lights along the streets within this plat within two (2) years following the approval of this final plat.

to complete the planting of the street trees along the streets within this plat within four (4) years following the approval of this final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of this final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the preliminary plat and Use Permit.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to perpetually maintain the sidewalks in the pedestrian way easements on Lots 10 and 11, Block 1 at their own cost and expense.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Outlot A to NW 1st Street.

to inform all prospective purchasers and users that the land is located within the Airport Environs Noise District, that the land is subject to an aviation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: October 27, 2004

APPLICANT: Brian D. Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
(402)434-2424

OWNER: RLM, LLC
1901 SW 5th Street, Suite 100
(402)435-3550

CONTACT: Brian D. Carstens
(402)434-2424



2002 aerial

Use Permit #04005 NW 1st & Barons Rd.

Zoning:

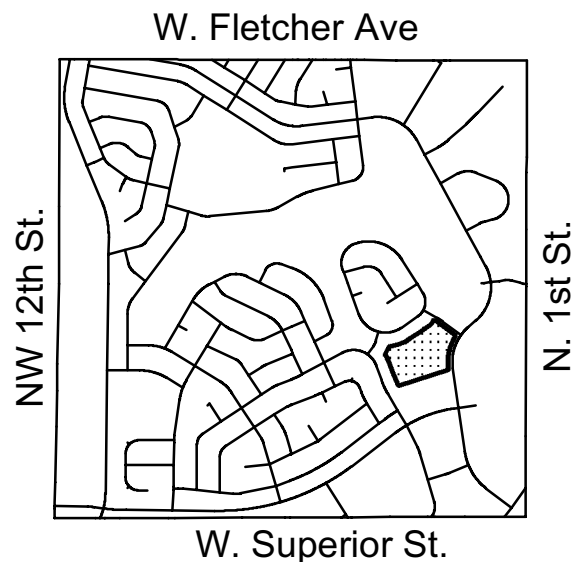
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 3 T10N R6E



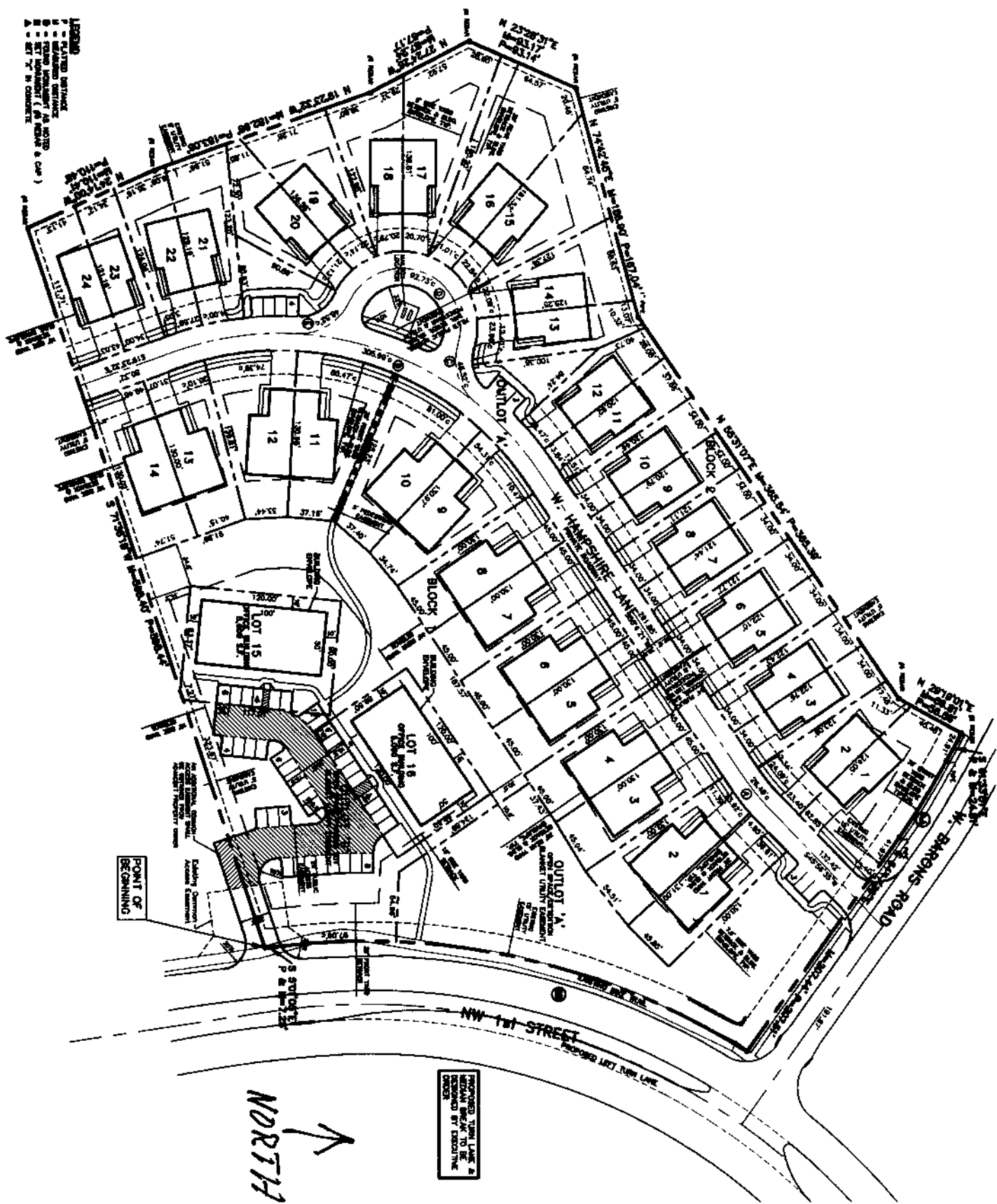
Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

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BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

October 14, 2004

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: BARONS RIDGE- USE PERMIT
NORTHWEST 1ST STREET & BARONS ROAD

Dear Marvin,

On behalf of RLM, L.L.C., we submit the following use permit for your review. Barons Ridge is located at the Southwest corner of Northwest 1st Street and Barons Road in the Highlands. The site contains approximately 7.8 acres and is currently zoned 'O-3'.

We are proposing a mix of 38 single family attached units (17 buildings) and two 5,000 square foot office buildings. A private roadway will provide vehicular circulation for the site as well as provide an access point to the lot to the south. Public water and sanitary sewer are proposed with this development.

We have met with the adjoining neighborhood on two occasions. There big concern was traffic thru their neighborhood along N.W. 2nd Street to Barons Road. We are proposing that a left turn lane be installed in N.W. 1st Street at Barons Road. I have previously met with Randy Hoskins and Dennis Bartels regarding this issue. They are in favor of this median break and turn lane. This turn lane will be installed at no cost to the City of Lincoln.

We are requesting the following waivers to the zoning ordinance;

1. Waiver of the rear yard setback from 40 feet to 30 feet. The proposed 30' setback is similar to the rear yard setback on the existing R-3 developed land to the north and west.
2. Waiver of the side yard setback from 15 feet to 7.5 feet. The proposed setback of 7.5 feet is larger than the adjacent 'R-3' developed area to the north and west.

501 14 2424

3. Waiver of lot depth to width ratio of 3 /1 to 4.5/1. This waiver is common with projects of this nature.
4. Waiver of the required frontage from 50 feet to 20'. Some of the lots are located on a curve and their front property line is smaller than the rear property line.
5. Waiver of the sanitary sewer running against street grade, at the south end of West Hampshire Lane.

No other waivers are requested at this time. Please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

cc: Mike Thomalla, Marty Fortney, Dan Klein- RLM, L.L.C.

Enclosures: 24 copies of sheet 1 of 4
8 copies of sheets 2 thru 4 of 4
Application for a Use Permit
Application Fees of \$740.00
Certificate of Ownership
8-1/2" x 11" reductions of the plans





"Loseke, Larry L -
Lincoln, NE"
<larry.l.loseke@usps.gov>

To: <rhorner@cl.lincoln.ne.us>
cc:
Subject: Baron's ridge

10/25/2004 03:07 PM

Becky

Concerning the Baron's Ridge Plat Map, I have a concern with the street named W. Hampshire Ln.

We already have New Hampshire St. that is 12 blocks north of O St between 7th and 14th St.

Larry L. Loseke
Growth Mgt / Collection Supv
700 R St Rm 216
Lincoln NE 68501-9404
402-473-1647 larry.l.loseke@usps.gov

message to Becky Horner

ORDER NO. 200400732IN

OWNERSHIP CERTIFICATE

TO: Brian Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Ste C
Lincoln, NE 68512

INVESTORS TITLE OF NEBRASKA, LLC, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 580, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the Owner of Record of the following described real estate, and from such examination finds as follows:

LEGAL DESCRIPTION: Lot 1, Highlands East 8th Addition, Lincoln, Lancaster County, Nebraska

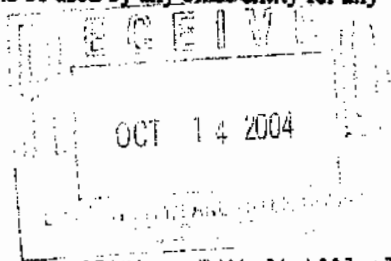
OWNERS OF RECORD: RLM, LLC, a Nebraska limited liability company

Witness our hand and seal this 7th day of October, 2004 at 8:00 o'clock A.M.

INVESTORS TITLE OF NEBRASKA, LLC
Bonded/Registered Abstracters

By: Kimberly R. Demisto
Registered Abstracter

NOTE: This Ownership Certificate does not pass on the marketability of the title, nor does it guarantee the legality or sufficiency of any instrument in the chain of title to said described real property. Liability for errors and omissions is limited to the amount of the charges for the preparation of this certificate. This certificate is made for the benefit of the above addressed and is not to be used by any other entity for any other purpose.



Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Barons Ridge Use Permit #04005
Date:	October 29, 2004
cc:	Randy Hoskins

Engineering Services has reviewed the use permit for Barons Ridge, located west of Northwest 1st Street and south of Barons Road, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) Public Works will approve the requested waiver of design standards for sanitary sewer to run opposite street grade provided that the minimum and/or maximum depths are not violated. However, it appears that this is not possible to do given the grade change along this portion of the sewer. The lots on the south side of the high point in West Hampshire Lane will need to be sewerred from a sewer extension from the property from the south if the maximum and/or minimum depths cannot be achieved.
 - (1.2) Information needs to be provided to the satisfaction of Public Works as to how Lots 15 & 16 are proposed to be sewerred.
- **Water Mains** - The following comments need to be addressed.
 - (2.1) Lots 15 & 16 do not have abutting tappable water mains. Information needs to be provided to the satisfaction of Public Works as to how these lots will be provided water service.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) The proposed site grading shows some of the townhome pads along the north side of West Hampshire Lane at elevations 8' above the abutting curb elevations and then sloping down to the rear lot lines. Although there is no design standard requiring that this grading be revised, Public Works recommends that the grading be revised to eliminate such grade changes across these lots.
 - (3.2) Detention for this area was provided for with projects associated with Lynn Creek improvements.
- **Streets** - The following comments need to be addressed.

October 28, 2004

- (4.1) The plans show a full access median break at Barons Road and Northwest 1st Street. There is currently no median break at this location. Public Works would agree to full access at this intersection contingent upon this development being responsible for the design and construction costs associated with the median break, and the application revised to show there is sufficient sight distance to safely provide the median opening at this location. We have not received this information which we requested when we tentatively agreed to a median opening.
- (4.2) The proposed common access driveway will provide access to this plat and yet unidentified uses to the south. A right-turn lane should be provided at this driveway along with the additional 12' of right-of-way necessary to construct the lane. This will likely require relocation of the existing bike path and require relocation of the existing bike path easement if the path is located outside the right-of-way. The existing driveway to the south must be removed in conjunction with the new common access driveway shown on the plans.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04164**

Address

Job Description: Development Review - Fire

Location: BARONS RIDGE

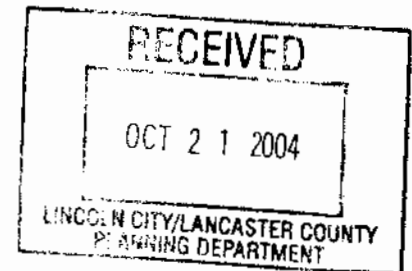
Special Permit:

Preliminary Plat:

Use Permit: Y 04005

CUP/PUD:

Requested By **BECKY HORNER**



Status of Review: Approved

10/21/2004 12:47:52 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

Current Codes In Use Relating to Construction Development in the City of Lincoln:

- 2000 International Building Code and Local Amendments
- 2000 International Residential Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 2000 NFPA 101 Life Safety Code
- 2000 Local Amendments International Firecode
- Applicable NFPA National Fire Code Standards



www.lincolnairport.com

October 26, 2004

Ms. Becky Horner, Project Planner
City-County Planning
555 So. 10th
Lincoln, NE 68508

Subject: Lincoln Airport, Lincoln, NE
Baron's Ridge
Use Permit 04005

Ms. Horner:

After reviewing the use permit I have the following comments:

This area is also within a Turning Zone, as defined in Chapter 27.59. In the event that the permit application changes and the maximum building height increases to over 75', we would expect the developer to comply with all applicable requirements of the chapter, notably those in 27.59.060.

If you have any comments or questions, please give me a call.

Sincerely,

AIRPORT AUTHORITY

A handwritten signature in black ink, appearing to read "Jon L. Large".

Jon L. Large, P.E.
Deputy Director of Engineering

JLL/lb

cc: Mike Johnson, w/enclosures



INTER-DEPARTMENT COMMUNICATION



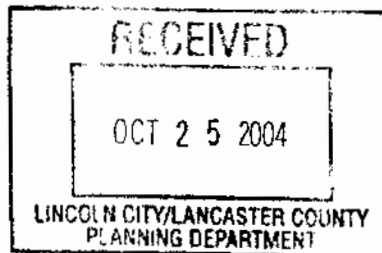
DATE: October 22, 2004
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS - Use Permit #04005
DN# 52N-2W

Attached is the Use Permit for Barons Ridge.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: October 26, 2004

Re: Baron's Ridge

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. All outlot areas to be maintained by the developer and/or future homeowner's association.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

Richard J Furasek

10/22/2004 02:56 PM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: Baron's Ridge

Upon review of Baron's Ridge use permit #04005, I have a couple of questions. Does W. Hampshire Lane extend into Highland BLVD or does the street just dead end? I am also concerned about not seeing a fire hydrant in the vicinity of the two office buildings or the entry into that parking lot. Could you please clarify for me. On W. Hampshire Lane, it would seem better for us to have the new fire hydrant moved from west side lots between 6 and 7 to near lots 10 and 11 on the west side of the street and then add one more hydrant between lots 2 and 3 on the west side of W. Hampshire Lane.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

11/01/2004 01:05 PM

To: R Horner <RHorner@ci.lincoln.ne.us>

cc:

Subject: Barons Ridge

Ms. Horner,

The Lincoln Police Department does not object to the Barons Ridge UP# 04005.

Sergeant Michael Woolman
Lincoln Police Department



Dennis L Roth

10/20/2004 08:32 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Barons Place

PROJ NAME: Barons Place
PROJ NMBR:
PROJ DATE: 10/07/2004
PLANNER: Becky Horner

Finding ONE DUPLICATE/SIMILAR NAME in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

PROPOSED	EXISTING
W HAMPSHIRE LN	NEW HAMPSHIRE ST

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: none

PRIVATE: W Hampshire Ln

CROSS ST: Barons Rd (Incorrectly labeled W Barons Rd)

COMMENTS: New Hampshire is a high volume Police Response area and the similarities between the two names could result in inaccurate dispatching of Emergency Response Personnel. We there fore **STRONGLY RECOMMEND** an **ALTERNATE NAME** be selected. W Barons Place would be appropriate if the developer so desire.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: October 28, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Barons Ridge
UP #04005

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.